

City of Syracuse

Industrial Development Agency

REPORT ON OPERATIONS AND ACCOMPLISHMENTS

Description of Authority's Operations:

The City of Syracuse Industrial Development Agency ("SIDA" or the "Agency") is a public benefit corporation created to promote, develop, encourage and assist in economic development in the City of Syracuse (the "City"). SIDA provides a variety of financial incentives to projects, including exemptions from property, sales, use and mortgage recording taxes, and bond financing.

The Agency has a five member board of directors who serve at the pleasure of the Mayor of the City of Syracuse. The board meets on a monthly basis, and also holds meetings for its audit, finance, and governance committees on an as needed basis. The board is charged with reviewing applications for financial assistance, as well as providing oversight of the staff, finances, and overall operations of the agency.

The Agency is staffed by an Executive Director, Chief Financial Officer, and additional support staff, who are also employees of the City of Syracuse Department of Neighborhood & Business Development. The Executive Director reports directly to the board and is charged with the administrative duties of the Agency. The Chief Financial Officer also reports directly to the board and is responsible for the financial oversight of the Corporation. The support staff reports to the Executive Director and assists in the day to day operations of the organization.

Material Changes to Operations and Programs:

During 2020 there were no material changes to operations and programs.

Accomplishments:

In 2020 SIDA's Board of Directors approved four new projects, and amendments to two additional projects representing a capital investment of \$85,690,408.00 with 270 forecasted new and retained jobs. The projects received approved abatements aggregating \$13,147,489 representing \$6.52 of investment per \$1.00 of abatement.

A significant undertaking the Directors reviewed and approved during 2020 was a project by the owners of JMA Tech Properties LLC to acquire the former Coyne Industrial Laundry site with the intent to reconstruct and construct a 100,000 sq. ft. building to be used for an advanced 5G manufacturing and innovation center at an estimated cost of \$26,000,000. The project, located at the gateway to the City's Southside neighborhood is now underway and at completion is envisioned to be a fully operational 5G campus which will develop and manufacture 5G solutions and showcase 100% unwired next generation voice and data communications technology. The Company forecasts a minimum of 100 jobs will be created.

The Agency Board of Directors also approved assistance in the form of a Payment in Lieu of Tax Agreement to the Syracuse Urban Partnership for its unique development of the Salt City Market. At the edge of the City's central business district and adjacent to some of the City's poorest neighborhoods, the completed project is a new 80,000 sq. ft. four story mixed use building constructed on a long vacant lot containing a 24,000 sq. ft. open air market and grocery store on the first floor, second floor office space dedicated to non-profit organizations and third and fourth floor mixed income residential units consisting of 25% low-income, 25% market rate and 50% workforce housing.

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Six projects closed including two from the prior year signifying a capital investment of \$99,614,568. The closed projects provide for 357,229 sq. ft. of developed/redeveloped commercial space, and 111,267 sq. ft. of residential space containing 122 new residential units. Abatements approved by the Agency for the closed projects totaled \$14,627,241.

One of the two projects approved in 2019, the Smith Building LLC closed during 2020 and is now under construction. Located in downtown Syracuse, the project to convert a 31000 sq. ft. vacant commercial site to a mixed commercial/residential use is notable as the 37 residential units will be rent restricted to families with income less than 80% of the area's median income. Residential units serving this segment of the City's residents have long been an identified need in the City's Central Business District.

In response to the staggering effects of the COVID 19 Pandemic the Board of Directors approved a Grant/Loan Program that provided assistance to 54 profits and non-profits for a total amount of \$308,000.00. Grants ranged from \$500 to \$10,000 with one loan made to a non-profit for \$25,000. The Directors also passed a resolution authorizing an automatic time extension for projects approved prior to March 7, 2020 (date of State of Emergency declared by the Governor) to allow additional time associated with both completion, job creation, and capital investment goals.

The Directors at the request of the Syracuse Joint School Construction Board also approved and issued school facility revenue bonds (Syracuse City School District Project Series 2020A) in the principal amount of \$880,530,000 to finance the costs of the reconstruction, renovation, and rehabilitation of Clary, Danforth, and the Expeditionary Learning Middle Schools along with Henninger and Fowler High Schools.

In furtherance of economic development and commerce for the benefit of the residents of the City of Syracuse the Board of Directors approved several funding initiatives in 2020. The Agency dedicated \$521,000 towards improvements of the Onondaga Creekwalk in the Lakefront Redevelopment area. The source of funding came from Agency funds held solely for improvements in the lakefront area.

The Agency made an investment in the amount of \$40,000 in partnership with CenterState CEO to contract the services of US Ignite to assist in the development of a program to provide increased internet connectivity across the City and identify new sources of investment in technology to advance the City's Syracuse Surge Initiative. It additionally continued its monetary support of the Syracuse Build Initiative by investing an additional \$100,000 for 2020 to facilitate the building of an inclusive workforce of City residents to help ensure that a pool of experienced candidates from the local community have access to jobs in the construction fields.